

# \$439,900 - 13116 36 Street, Edmonton

MLS® #E4456857

## \$439,900

4 Bedroom, 3.00 Bathroom, 1,159 sqft  
Single Family on 0.00 Acres

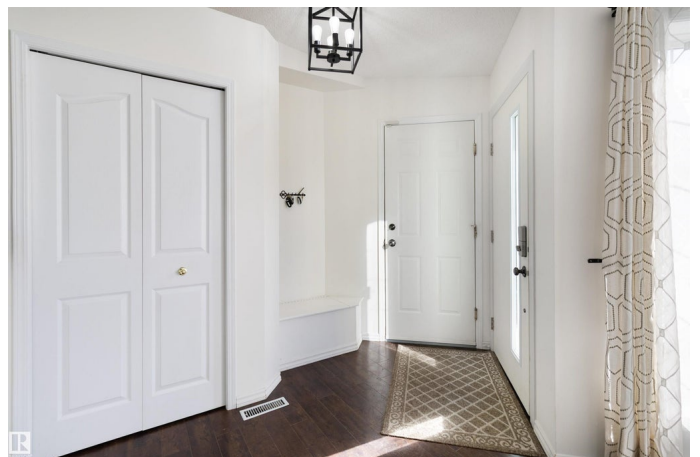
Belmont, Edmonton, AB

This 1150 sq ft BUNGALOW, is sure to impress, with its many recent updates, quiet location, just minutes from schools, shopping, transportation and all amenities. The main floor of this home features large living room, peninsula style kitchen with stainless steel appliances, a large primary suite with 3 pce ensuite and a second bedroom with quick access to the 4 pce main bath. The professionally finished basement is well designed with a huge rec room currently set up as a theatre room, 2 more bedrooms and a 3 pce bathroom. The west facing backyard is set up to enjoy the summer sun, with its low maintenance composite deck. Other features worth mentioning are the newer shingles, furnace and Central AC.

Built in 1998

### Essential Information

MLS® #	E4456857
Price	\$439,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,159
Acres	0.00
Year Built	1998



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	13116 36 Street
Area	Edmonton
Subdivision	Belmont
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 5C7

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Slab

### **Additional Information**

Date Listed	September 9th, 2025
Days on Market	9
Zoning	Zone 35

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 18th, 2025 at 8:02pm MDT